001.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,500 / 687,500
					USE VALUE:	687,500 / 687,500
					ASSESSED:	687,500 / 687,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARDNER PETER S/ TRUSTEE
Owner 2:	PETER S GARDNER REVOCABLE TRU
Owner 3:	
Street 1:	47 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GARDNER PETER S -
Owner 2:	-
Street 1:	47 FAIRMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1436 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	255,500		432,000	687,500
Total Card	0.092	255,500		432,000	687,500
Total Parcel	0.092	255,500		432,000	687,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.76 | /Parcel: 478.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 572

GIS Ref

GIS Ref

Insp Date 08/04/17

!56!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,500	0	4,000.	432,000	687,500		Year end	12/23/2021
2021	101	FV	248,200	0	4,000.	432,000	680,200		Year End Roll	12/10/2020
2020	101	FV	248,300	0	4,000.	432,000	680,300	680,300	Year End Roll	12/18/2019
2019	101	FV	199,700	0	4,000.	459,000	658,700	658,700	Year End Roll	1/3/2019
2018	101	FV	199,700	0	4,000.	334,800	534,500	534,500	Year End Roll	12/20/2017
2017	101	FV	199,700	0	4,000.	291,600	491,300	491,300	Year End Roll	1/3/2017
2016	101	FV	199,700	0	4,000.	248,400	448,100	448,100	Year End	1/4/2016
2015	101	FV	188,700	0	4,000.	243,000	431,700	431,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:56:41

LAST REV

Date	Time
06/03/20	13:01:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 56

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARDNER PETER S	74776-409	1	5/29/2020	Convenience	1	No	No		
GARDNER PETER S	74213-353		2/28/2020	Convenience	1	No	No		
FARINA LOUIS--E	21987-81		4/29/1992		155,000	No	No		Y

USER DEFINED

Prior Id # 1:	572
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2006	569	Redo Kit	10,000			G8	GR FY08	
4/28/2006	320	Re-Roof	2,000					
5/22/1996	230		36,000					2 STORY ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
2/5/2009	Meas/Inspect	294	PATRIOT
10/19/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	163	PATRIOT
11/1/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	178.623
Other Features:	74500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370312
Depreciation:	114797
Depreciated Total:	255515

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

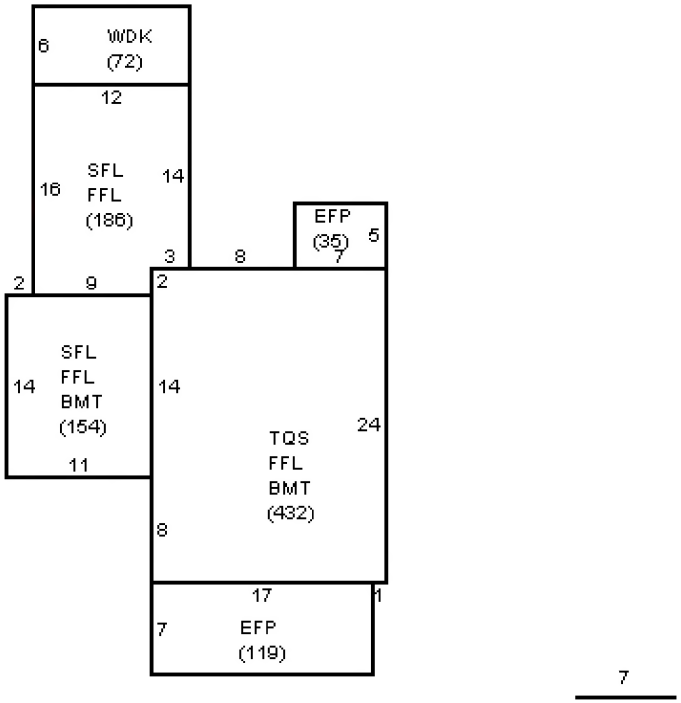
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.62
Special Features:	0	Val/Su Net:	113.66
Final Total:	255500	Val/Su SzAd	177.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	772	178.620	137,897
BMT	Basement	586	53.590	31,402
SFL	Second Floor	340	178.620	60,732
TQS	3/4 Story	324	178.620	57,874
EFP	Enclos Porch	154	44.010	6,778
WDK	Deck	72	15.680	1,129

Net Sketched Area:	2,248			Total:	295,812
Size Ad	1436	Gross Area	2356	FinArea	1436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc